

O-21-10

ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING AMENDMENT NO. 5 AMENDING ORDINANCE O-04-13 ENTITLED THE BLACKWOOD WEST REDEVELOPMENT PLAN IN ACCORDANCE WITH N.J.S.A. 40A:12A-1 ET SEQ., LOCAL REDEVELOPMENT AND HOUSING LAW.

WHEREAS, the Township of Gloucester (the "Township"), in the County of Camden, State of New Jersey, has designated an area within the Township, known as the Blackwood West Redevelopment Area, as being in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, in order to stimulate redevelopment the Township has adopted by Ordinance O-04-13 the Blackwood West Redevelopment Plan; and

WHEREAS, the Blackwood West Redevelopment Plan, as Amended by Ordinances O-05-12 (Amendment No. 1), O-06-31 (Amendment No. 2), and O-19-07 (Amendment No. 3), O-21-04 (Amendment No. 4) encompass an area known as the Blackwood West Redevelopment Area; and,

WHEREAS, Amendment No. 5 is to permit "Office use and accessory vehicles of an electrician, painter, plumber, and similar establishments" in the BW-RD Blackwood West Redevelopment Zone at 44 W. Church Street (Block 11502, Lot 7) subject to a Redevelopment Agreement or Memorandum of Agreement as determined by the Redevelopment Entity; and,

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan for an "area in need of redevelopment"; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Planning Board has recommended the changes set forth in this Ordinance pursuant to Planning Board Resolution _____; and

WHEREAS, the Township Council has reviewed and accepted the recommendation of the Planning Board and has determined that it is in the best interest of the Township to adopt this fifth Amendment to the Blackwood West Redevelopment Plan.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, and State of New Jersey, that Ordinance O-04-13, known as the Blackwood West Redevelopment Plan, as prepared by the consulting firm Clarke ♦ Caton ♦ Hintz dated June 28, 2004 is hereby amended, as follows:

SECTION 1. That the Development Regulations titled "Blackwood West Redevelopment Zone (BW-RD), Section B. Permitted Uses," is hereby amended by adding the following:

"14. Office use and accessory vehicles of an electrician, painter, plumber, and similar establishments at 44 W. Church Street (Block 11502, Lot 7) subject to a Redevelopment Agreement or Memorandum of Agreement as determined by the Redevelopment Entity.

SECTION 2. All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 4. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: August 23, 2021

Adopted:

ATTEST:

Township Clerk
Nancy Power, RMC

President of Council
Orlando Mercado

Mayor
David R. Mayer